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Building Committee Minutes 01-14-2003

TOWN OF ARLINGTON MINUTES REGULAR MEETING PERMANENT TOWN BUILDING COMMITTEE TUESDAY, JANUARY 14, 2003

PRESENT: John Cole, Chairman Teresa DeBenedictis
 William Shea, Vice Chairman Robert Juusola (arr. 6:45)
 Thomas Caccavaro Suzanne Owayda
 Kathleen Donovan Charles Stretton

ABSENT: Nancy Galkowski

PARTICIPANTS: John Maher, Town Counsel
 David Kale, Arlington Public Schools
 Stefan Chaires, DRA

UPDATE – J. MAHER

- Mr. Maher will submit four articles for Town Meeting and Special Town Meeting.
 - o Park Circle Fire Station – Town Meeting Warrant
 - o Dallin – Special Town Meeting
 - o Thompson & Stratton – Special Town Meeting
 - o Peirce – Town Meeting Warrant

Mr. Maher will meet with the Board of Selectmen on January 27th to explain this arrangement.

On a **MOTION** by Mr. Shea and seconded, it was VOTED to **request two separate Special Town Meetings for the Dallin project and for the Thompson & Stratton projects.** VOTE:

Unanimous (R. Juusola not present for vote.)

- There is a mediation scheduled on the Hardy School noise issue for March 14th.

PEIRCE UPDATE – S. CHAIRES

- Mr. Mike Black of Castagna Construction does not agree with DRA's monetized punch list values (\$158,000). According to Mr. Chaires, the original value was in the mid \$190,000 range. The contractor has done approximately \$40,000 worth of punch list items so far. In addition, there is the figure of \$105,000 worth of potential change order items that are under protest or review.

- At a meeting with Mr. Black on Monday, Mr. Caccavaro said that they reviewed 56 items. Mr. Caccavaro felt that it would take 2-3 more meetings before it could be determined what the town owed the contractor. He also felt that Dick Madonia may have to be called in to clarify some issues.

- The town should receive \$24,000 in electrical credits.

- According to Mr. Caccavaro, a credit of \$30-50,000 was made to the Department of Public Works for work done on Blossom Street by RJV. Because that was paid from the Peirce building budget, the money should have gone back into the Peirce budget. Acting DPW Director, T. DeBenedictis, will investigate the matter. Mr. Shea thought that the money had come back.

- Mr. Caccavaro said that he is also trying to establish the cost of the oil separators included in the contract by the DPW.

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **submit an article in regular Town Meeting Warrant on the Peirce School in order to fund any possible budget shortfall.** ROLL CALL VOTE: Unanimous (R. Juusola not present for vote.)

DALLIN UPDATE – S. CHAIRES

- The Dallin Parents Group and Sustainable Arlington will meet on Thursday evening at the Dallin School to review the Dallin design. Mr. Cole reminded the architect that any comments/suggestions on the design that come from that meeting be submitted in writing to the committee to be reviewed by DRA and the School Department and come back to the committee for a decision. Any submissions must be made within the next week.

- Plan Reduction Diagrams distributed by the architect were reviewed by the committee. Ms. Donovan will meet with Mr. Chaires in an effort to reduce the current design by approximately 5%.
- Mr. Chaires reviewed the LEED rating system and indicated that one more point was needed to certify the new Dallin building. The committee directed the architect to pursue project certification with the following items: 1. Landscaping – no irrigation system, 2. Ozone Depletion – will investigate, 3. Construction Waste – divert 75%. It was noted that Sustainable Arlington would be responsible for the administration of the LEED certification process.

PEIRCE SCHOOL REQUISITION

- The committee received Pay Application No. 16 from Castagna Construction. Castagna believes that there are \$105,000 worth of open items versus the \$158,000 submitted by DRA. The architect will make some revisions to his list and fax it to the Chairman tomorrow.

DESIGN PARTNERSHIP OF CAMBRIDGE INC.

On a **MOTION** by Mr. Juusola and seconded, it was VOTED to **approve the phase one contract fee for DPC for the Thompson School project in the amount of \$247,500.00 (actual request for payment is \$37,125.00)**. ROLL CALL VOTE: Unanimous

ADJOURNMENT

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Marie Carroll